



GRASSROOTS
REALTY GROUP

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10007 99 Street
Sexsmith, Alberta

MLS # A2316744



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,134 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Off Street, On Street, Parking Pad, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Nestled in a friendly, family-oriented community, this beautiful new home offers the perfect blend of comfort, style, and convenience. Enjoy the peace and connection of small-town living while still being just a quick commute from the city. Step inside and you'll immediately appreciate the bright, welcoming atmosphere created by the open-concept floor plan, vaulted ceilings in the main living area, contemporary light fixtures, and an abundance of natural light. The heart of the home is the thoughtfully designed kitchen, featuring an island with an eating bar that makes meal prep, casual dining, and gathering with family and friends easy and enjoyable. The spacious primary bedroom provides a relaxing retreat, complete with a large walk-in closet and private ensuite. A second bedroom and a full bathroom featuring a deep tub and convenient linen storage plus ample closet space throughout offer comfortable, functional living on the main floor. Downstairs, you'll find even more space and opportunity. The basement includes two bedrooms, a bathroom/laundry area, and is already plumbed and wired for a future kitchenette. With drywall installed and ready for taping and mudding, this level offers excellent potential for extended family, guests, a recreation space, or additional living space tailored to your needs. Outside, the front deck is the perfect place to enjoy your morning coffee, visit with neighbours, or unwind after a busy day. The exterior of the home will be fully completed prior to possession, so you can simply move in and start making memories. If you're looking for a brand-new home in a welcoming community where neighbours know each other and families can thrive, this could be the perfect fit. Come see all that this wonderful home has to offer.

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